

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

December 18, 2018

**Exclusive Negotiation Agreement with Bright Star Schools for the Redevelopment of Property on Fairfax Avenue in Baldwin Hills**

Bright Star Schools (Bright Star) is a non-profit organization that currently operates eight public schools, serving over 3,000 students from transitional kindergarten through 12<sup>th</sup> grade across Los Angeles County (County). Bright Star’s Secondary Charter Academy (Academy), which serves 9<sup>th</sup>-12<sup>th</sup> graders, must relocate from its current site in Manchester Square by September 2019, as the Los Angeles World Airport has initiated the acquisition of their property as part of a larger assembly of parcels required for the construction of the Consolidated Rental Car Facility which will serve a renovated Los Angeles International Airport.

In Bright Star’s search for a suitable replacement site for the Academy, they identified 7.5 acres of County-owned land on Fairfax Avenue (APN#5009-005-900) (the Site), just north of 57<sup>th</sup> Street, across from the existing Kenneth Hahn Soccer Fields and Yvonne Burke Sports Complex Baseball Fields (Site). While this land was acquired by the Los Angeles County Department of Parks and Recreation (Department) with 1992 Proposition A funds, it was never developed or operated for park use. A portion of the Site could create an ideal location for a new Academy facility, as it is proximate to the homes of a majority of the student body, and easily accessible by public transportation.

MOTION

SOLIS \_\_\_\_\_

RIDLEY-THOMAS \_\_\_\_\_

KUEHL \_\_\_\_\_

BARGER \_\_\_\_\_

HAHN \_\_\_\_\_

**MOTION BY SUPERVISOR MARK RIDLEY-THOMAS  
DECEMBER 18, 2018  
PAGE 2**

While they propose to dedicate 2.5 acres of the Site for school functions, Bright Star is willing to develop the remaining 5 acres of the Site into a community recreation park that could operate under a joint-use agreement with the Department to facilitate substantial community access. The development of the 5-acre park would address the desires and needs of a number of residents and stakeholders in the surrounding area who have provided feedback through the Countywide Park and Recreation Needs Assessment process, as well as other local planning efforts, for additional recreational amenities in the surrounding area, namely more soccer fields and children's play areas. It is anticipated that the proposed park would include two soccer fields, a recreational play area for children, restroom facilities, spectator bleachers and parking.

To fully vet this proposal, the County should enter into an Exclusive Negotiation Agreement (ENA) with Bright Star. During the ENA period, Bright Star can pursue all required land use entitlements (specifically including a Conditional Use Permit for the school use and a site plan review for the proposed park), and the parties can negotiate the terms of the disposition and joint-use agreement. The Department would need to comply with the County Regional Park and Open Space District's (RPOSD) disposition guidelines in order for Bright Star to acquire the Site.

In the interim, the County should also coordinate with Sentinel Peak Resources, the operator of the Inglewood Oil Fields, to re-abandon old wells on the site, to facilitate the development of future recreational and academic uses. The Baldwin Hills Regional Conservation Authority has already allocated funds for this purpose, anticipating a 50% cost-sharing arrangement with Sentinel Peak Resources.

**I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:**

- 1) Find that the approval of the proposed actions is not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15061(b)(3) and 15378 because the actions do not commit the County of Los

**MOTION BY SUPERVISOR MARK RIDLEY-THOMAS  
DECEMBER 18, 2018  
PAGE 3**

Angeles to a project and will not have the potential for causing a significant effect on the environment;

- 2) Authorize the Director of the Department of Parks and Recreation, or his designee, to:
  - a. Enter into an Exclusive Negotiations Agreement with Bright Star Schools (Bright Star) for a 12-month period with a 6-month renewal option to authorize the potential disposition of 7.5 acres of land on Fairfax Avenue in the Baldwin Hills (APN#5009-005-900) (the Site);
  - b. Develop a joint-use agreement with Bright Star for the 5-acre park on the Site and return to the Board of Supervisors (Board) for approval;
  - c. Enter into a memorandum of agreement with Sentinel Peak Resources, approved as to form by County Counsel, to facilitate 50/50 cost sharing by funding an amount not to exceed \$750,000 for the re-abandonment of the wells on the Site using funds previously allocated by the Baldwin Hills Regional Conservation Authority for this purpose; and
- 3) Instruct the Director of the Department of Parks and Recreation, or his designee, to work with the Los Angeles County Regional Park and Open Space District (RPOSD) to satisfy the requirements for disposal of grant-funded property under Proposition A, the Grant Project Agreement, and Grants Procedural Guide, so that the RPOSD may prepare and submit its recommendations on the proposed disposal of the property to the Board, acting as RPOSD's governing body, once the Site has been fully entitled and negotiations have been finalized.

###

(KK)